

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.3.0.1 (203.1) to permit a front yard setback of 28' in lieu of the required average of 37.5'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Everett Barton
(Type or Print Name)
Signature _____
Mary Barton
(Type or Print Name)
Signature _____
2521 W. Woodwell Road 288-6703
Address Phone No.
Baltimore, Maryland 21222
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of December, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of February, 1982 at 9:45 A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1982

COUNTY OFFICE BLDG.
112 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Bureau of Traffic Engineering
State Road's Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Everett Barton
2521 W. Woodwell Road
Baltimore, Maryland 21222

RE: Item No. 106
Petitioner - Everett Barton, et ux
Variance Petition

Dear Mr. & Mrs. Barton:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing in this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to "legalize" the setback of the existing front addition which at the time of field inspection was partially completed, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bnc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 22, 1981

Mr. William W. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #106 (1981-1982)
Property Owner: Everett & Mary Barton
W/S West Woodwell Avenue 533' N. of Parkwood Rd.
Acres: 50 x 121.20 District: 12th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 106 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

E-NW Key Sheet
7 & 8 SE 23 Pos. Sheets
SE 2 F Topo
103 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William W. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: December 17, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #104 - Budget Tire Company, Inc.
- Item #106 - Everett and Mary Barton
- Item #107 - Edward and Margory L. McDonald
- Item #108 - American Telephone and Telegraph Company, et al
- Item #109 - Donald C. and Scharley C. Starliper
- Item #110 - Ridgeley Realty Company, Inc.
- Item #114 - Manuel S. and Sandra M. Fran
- Item #116 - Ebrahim and Shalin Ipakchi

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

January 21, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #106, Zoning Advisory Committee Meeting, December 1, 1981, are as follows:

Property Owner: Everett and Mary Barton
Location: W side West Woodwell Avenue 533' N. of Parkwood Road
Acres: 50 X 121.20
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7100

PAUL H. REINCKE
CHIEF

December 16, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owners: Everett and Mary Barton

Location: W/S West Woodwell Avenue 533' N. of Parkwood Road

Item No.: 106 Zoning Agenda: Meeting of December 1, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JWmb/cn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: December 3, 1981
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting of December 1, 1981

- ITEM NO. 103 See Comments
- ITEM NO. 104 See Comments
- ITEM NO. 105 See Comments
- ITEM NO. 106 Standard Comments

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

Pursuant to the advertisement, posting of property, and public hearing or petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of February, 1982, that the herein Petition for Variance(s) to permit a front yard setback of 28 feet in lieu of the required average of 37.5 feet, for the expressed purpose of providing additional habitable space by enclosing the front porch, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A building permit to enclose the front porch shall be secured from the Department of Permits and Licenses.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Re: Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 1, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: December 1, 1981

RE: Item No: 103, 104, 105, 106
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

William E. Hammond
Wm. Nick Petrovich, Assistant
Department of Planning

MNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of West Woodwell Rd., 533'
N of Parkwood Rd., 12th District : OF BALTIMORE COUNTY
EVERETT BARTON, et ux, Petitioners: Case No. 82-167-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

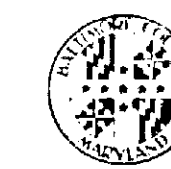
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of January, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Everett Barton, 2521 W. Woodwell Road, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

January 28, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. Everett Barton
2521 W. Woodwell Road
Baltimore, Maryland 21222

RE: Petition for Variance
W/s of W. Woodwell Rd., 533' N of Parkwood Rd.
Case #82-167-A Item #106

Dear Mr. and Mrs. Barton:

This is to advise you that \$47.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

No. 104548

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 2/2/82 ACCOUNT 01-662

AMOUNT \$ 47.00

RECEIVED Everett K. Barton, Jr.

FROM: Posting & Advertising of Case #82-167-A

359088 2 47.00
VALIDATION OR SIGNATURE OF CARRIER

DESCRIPTION

Located on the west side of West Woodwell Road, 533' N. of Parkwood Road and Recorded in the Land Records of Baltimore County in Plat Book 13, Folio 34, Plat of Gray Manor #2, lot No. 103 otherwise known as 2521 W. Woodwell Road in the 12th Election District.

Mr. and Mrs. Everett Barton, Jr.
2521 W. Woodwell Road
Baltimore, Maryland 21222

January 5, 1982

NOTICE OF HEARING

RE: Petition for Variance
W/s of W. Woodwell Rd., 533' N of Parkwood Rd.
Case #82-167-A

TIME: 9:45 A.M.

DATE: Tuesday, February 2, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 5, 1982

Mr. & Mrs. Everett K. Barton, Jr.
2521 West Woodwell Road
Baltimore, Maryland 21222

RE: Petition for Variance
W/S of West Woodwell Road, 533'
N of Parkwood Road - 12th Election
District
Everett K. Barton, Jr., et ux -
Petitioners
NO. 82-167-A (Item No. 106)

Dear Mr. & Mrs. Barton:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

PETITION FOR VARIANCE

12th DISTRICT

ZONING: Petition for Variance
LOCATION: West side of West Woodwell Road, 533 ft. North of Parkwood Rd.
DATE & TIME: Tuesday, February 2, 1982, at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 28' in lieu of the required average of 37.5'

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 (303.1) - Minimum front yard setback in a D.R. 5.5 Zone

All that parcel of land in the Twelfth District of Baltimore County.

Being the property of Everett Barton, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 2, 1982, at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

INTER-OFFICE CORRESPONDENCE

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber John B. Sewell
Norman E. Gerber, Director
Office of Planning and Zoning

OFFICE OF
Dundalk Eagle

January 22 19 82

THIS IS TO CERTIFY, that the annexed advertisement of
William E. Hammond, Zoning Comm. Balto County, in
matter of petition of Everett Barton
was inserted in *The Dundalk Eagle* a weekly news-
paper published in Baltimore County, Maryland, once ~~weekly~~
~~for~~ ~~successive~~ ~~weeks~~ before the
15th day of January, 1982; that is to say,
the same was inserted in the issue of

January 14, 1982

Kimbel Publication, Inc.
Publisher

By Robert L. DeLoe

TOWSON, MD., January 21, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~
~~not one time~~ ~~successive weeks~~ before the 2nd
day of February, 1932., the ~~first~~ publication
appearing on the 14th day of January,
1932..

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$-----

District. 12 Date of Posting. 1/16/82
 Posted for: Petition for Variance
 Petitioner: Ernest Barton, et ux
 Location of property: W/S West Woodwell Rd., 533
N of Carwood Rd.
 Location of Signs: front of property 672521 West
Woodwell Rd.
 Remarks: _____
 Posted by: Dean Coleman Date of return. 1/22/82

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

ZONING: Petition for Variance
LOCATION: West side of West
Woodwell Road, 533 ft. North of
Parkwood Road
DATE & TIME: Tuesday, February
2, 1952, at 9:45 A.M.
PUBLIC HEARING: Room 105,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, hereby gives public hearing:

For Variance to permit a use and setback of 25' in the acquired easement of SR. 1

The Board of Appeals to be exercised in accordance with the provisions of Section 124-23 C.E. (306.1) - Minimum front yard setback in a D.R. &

All that parcel of land in the Western District of Baltimore County.

Located on the west side of Westwood Road and Recorded in Title Land Records of Baltimore County, Maryland, as follows: Plat of Gray Manor No. Lot 7 to 100. There is a 25' wide easement on Westwood Road, in the 12th Election District. Being the property of Everett R. Bland, Jr. and is now being dealt with by the Zoning Department of Baltimore County, Maryland, on the following date: Tuesday, February 2, 1965, at 4:00 P.M.

Public Hearing: Room 106, County Office Building, 1111 North Charles Avenue, Baltimore, Maryland

By Order Of
A. W. H. C. HAMMOND,
Zoning Commissioner
of Baltimore County

Jan. 11, 1965

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Towson, Maryland 21204

Your Petition has been received this 23 day of Nov, 19 73

Filing Fee \$ 25 Received: _____ Check _____ Cash _____

Filing Fee \$ 25

Received: Check
 Cash
 Other

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Nº. 104504

DATE 1/5/82 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED **Everett K. Barton, Jr.**
FROM: _____
FOR **Filing Fee for Case #82-16**

25.0

VALIDATION OR SIGNATURE OF CASHIER

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLOT PREPARED BY BALTO. CO.

OWNER	DATE
Mary A. Gentry	11/23/81
OWNER	DATE

PLAT TO ACCOMPANY ZONING VARIANCE
FOR EVERETT & MARY PARTON
12TH ELECTION DIST. ZONE DR 5.5
GRAY MANOR #2
LOT No. 103, BOOK No. 13, Folio 34
PUBLIC UTILITIES EXISTING IN THE STREET.
SCALE: 1" = 40'

Item #16

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLOT PREPARED BY BALTO. CO.

Everett Bank
 OWNER
 Mary A. Carter
 DATE
 11/23/81

PLAT TO ACCOMPANY ZONING VARIANCE
 FOR EVERETT & MARY BARTON
 12th ELECTION DIST. ZONE DR 5.5
 GRAY MANOR #2
 LOT No. 103, BOOK No. 13, Folio 34
 PUBLIC UTILITIES EXISTING IN THE STREET.
 SCALE 3" = 40'

575m Hill

To whom it may concern;

We, Mr. & Mrs. Barton, Jr. are requesting for variance in Zoning for our property- 2521 West Woodwell Rd. ✓ Our existing house has only one bedroom and my wife is expecting. Would like another bedroom for more room. At the time we are financially binded that we just could not afford to move.

Thank You

Mr. & Mrs. Barton, Jr.
 Mrs. Mary Barton 11/3
 Mr. Everett Barton 11-3-21

